

November 3, 2011

NOTICE

NOTICE IS HEREBY GIVEN THAT the City of Rancho Palos Verdes has received a request for the following project:

ZON2011-00265 (Site Plan Review): A request for an interior remodel and the construction of additions totaling 497 square feet to the front and rear of an existing 1-story single-family residence.

LOCATION: 37 Rockinghorse Road (Thomas Guide Page 823-G2)

APPLICANT: Jack Wu, Architect

LANDOWNER: Claudia Russell

Pursuant to the provisions of the Rancho Palos Verdes Municipal Code (RPVMC), no public hearing is required for this project. However, Section 17.02.030.B of the RPVMC requires a finding of "Neighborhood Compatibility" for an addition that is 25% or more than the original structure size (garage included). This notice serves to inform you of the pending application, and to inform you of a minimum fifteen (15) day period, from the date of this notice (by November 18, 2011), in which to submit any written comments on the proposed project. The Director, when making a decision on this project, will consider any comments received. The Director's decision is appealable in writing to the Planning Commission. Any appeal letter must be filed within fifteen (15) days of the Director's decision and must be accompanied by the appropriate filing fee of \$2,275.00. Interested parties, including those who comment on the project, will receive notification of the Director's decision and a copy of the Staff Report supporting that decision.

The City's primary concern with the "Neighborhood Compatibility" finding encompasses the following criteria for the ten closest homes to the subject property: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side and rear yard setbacks.

The application and plans are on file in the Community Development Department at City Hall, 30940 Hawthorne Boulevard, and are available for review from 7:30 am to 5:30 pm Monday through Thursday, and from 7:30 am to 4:30 pm on Fridays. In addition, a frame structure (silhouette) has been constructed on the site to outline the height and bulk of the proposed project. This frame will be in place throughout the duration of the comment period to better assist you and the City to assess any project impacts.

**NOTICE: ZON2011-00265 (SPR) – 37 Rockinghorse Road
November 3, 2011**

If you should have any concerns regarding this request, please communicate them in writing to the attention of Assistant Planner Abigail Harwell within fifteen (15) days of the date of this notice. Thus, **please submit any comments in writing by 4:30 pm on Friday, November 18, 2011**. By doing so, you will ensure that your comments are taken into consideration when a decision is made on the proposed project. Written materials, including emails, submitted to the City are public records and may be posted on the City's website. In addition, City meetings may be televised and may be accessed through the City's website. Accordingly, you may wish to omit personal information from your oral presentation or written materials as it may become part of the public record regarding an agenda item.

If you have any questions concerning this application, please contact Assistant Planner Abigail Harwell, at (310) 544-5228, or via e-mail at *abigailh@rpv.com*.

Joel Rojas, AICP
Community Development Director

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raises in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

Please publish in the Palos Verdes Peninsula News on Thursday, November 3, 2011.